

57-93

022029

WITNESS my hand and seal this 25th day of the month of August, 2000.

Atlanticville.
76 Atlantic Place
Portland, Me 05106

Arlyne R. Sacks

8/25, 2000

Roger M. Horner
Notary Public/Attorney at Law

Regan M. Horoney
Typed or Printed Name

Exhibit A - Property Description

57-93

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and more particularly bounded and described as follows, to wit: Commencing at a point on the southwesterly right of way line of Main Street in the northeasterly corner of premises presently owned by one Charles Chase; thence in a general northwesterly direction along the southwesterly right of way line of Main Street a distance of three hundred seventy-eight (378) feet, more or less, to a point in the southeasterly corner of premises presently owned by one, Carl Beck; thence in a general southwesterly direction along the southeasterly line of premises of Carl Beck a distance of one hundred eighty (180) feet, more or less, to a point; thence at a right angle and in a general northwesterly direction, a distance of one hundred (100) feet, more or less, to a point; thence at a right angle and in a general northeasterly direction along the northwesterly line of premises of Carl Beck a distance of one hundred eighty (180) feet, more or less, to a point on the southwesterly right of way line of Main Street and thence in a general northwesterly direction along the southwesterly right of way line of Main Street a distance of three hundred (300) feet, more or less, to a point in the southeasterly corner of premises presently occupied by MacDonalds and thence in a general southwesterly direction, along the southeasterly line of premises presently occupied by MacDonalds a distance of two hundred (200) feet, more or less; thence at a right angle and in a general northwesterly direction along the southwesterly line of premises presently occupied by MacDonalds a distance of sixty (60) feet, more or less; thence at a right angle and in a general southwesterly direction, along a southeasterly boundary of premises presently occupied by MacDonalds a distance of forty-six (46) feet, more or less; thence in a general northwesterly direction, along the southwesterly boundary of premises occupied by MacDonalds, a distance of two hundred fifteen (215) feet, more or less, to a point in the southerly boundary of premises presently owned by Elm Realty Trust which point is situated two hundred fifty-two and six tenths (252.6) feet northwesterly of an iron pin situated on the southwesterly right of way line of Main Street; thence north sixty degrees west (N 60° W) along the southerly boundary of premises presently owned by Elm Realty Trust a distance of six hundred seventy (670) feet, more or less, to a point; thence in a general southerly direction along the easterly right of way line of Rupert Street extended, a distance of seven hundred eighty (780) feet, more or less, to a point; thence at a right angle and in a general easterly direction, a distance of twelve hundred twenty-five (1225) feet, more or less, to a point situated on the southwesterly line of premises belonging to Charles Chase; thence in a general northwesterly direction, along the southwesterly line of premises of Charles Chase to the northwesterly corner of premises of Charles Chase; thence in a general easterly direction, along the northerly line of premises of Charles Chase to the point of beginning.

See also deed of Foresite, Inc. to Howard Sacks recorded in the Kennebec County Registry of Deeds at Book 1592, Page 523 and deed from Foresite, Inc. to Howard Sacks recorded in the Kennebec County Registry of Deeds at Book 1610, Page 83.

Excepting and reserving from the within described premises to the within grantee, its successor/successors and assigns, the following parcels of land:

Parcel No. 1: Premises conveyed by Howard Sacks to Lewis Rosenthal and Robert Rosenthal, Trustees of Waterville Shopping Trust, by deed dated November 2, 1973 and recorded in Kennebec County Registry of Deeds at Book 1688, Page 80.

Parcel No. 2: Premises conveyed by Howard Sacks to Elm Plaza Tennis Co. by deed dated June 21, 1976 and recorded in Kennebec County Registry of Deeds at Book 1920, Page 4.

Parcel No. 3: Premises conveyed by Arlyne R. Sacks to Tico Corporation by deed dated March 14, 1985 and recorded in Kennebec County Registry of Deeds at Book 2783, Page 213.

Parcel No. 4: Premises conveyed by Arlyne R. Sacks to Tico Corporation by deed dated January 25, 1991 and recorded in Kennebec County Registry of Deeds at Book 3899, Page 231.

EXHIBIT 8

Description of Easements
Appurtenant to Parcel of Land of Elm Plaza, Corp.
Atrium Motel Parcel
330 Main Street, Waterville, Maine

57-93

March 8, 2000

Easement for Paved or Gravel Yard Area:

A certain strip or parcel of land being 10 feet in width the easterly line of which is the westerly line of the parcels of land described in the conveyances from Arlyne R. Sacks, grantor herein, to Tico Corporation, deeds recorded Book 3899 Page 231 and Book 2783 Page 213 Kennebec County Registry of Deeds. Said parcel of land is more particularly described and bounded as follows:

Beginning at the southwesterly corner of the parcel of land described in said Book 3899 Page 231, a ¾ inch diameter reinforcing bar, Thence North 15°56'11" West 308.61 feet along the westerly line of the parcels of land described in the said Book 3899 Page 231 and Book 2783 Page 213, to a ¾ inch diameter reinforcing bar set at the southerly line of the parcel of land described in the conveyance to Elm Plaza Corp., deed recorded Book 3773 Page 187, Kennebec County Registry of Deeds; Thence North 80°54'33" West 11.04 feet along the southerly line of the parcel of land described in the said conveyance to Elm Plaza, Corporation; Thence South 15°56'11" East 313.28 feet to the prolongation southwesterly of the southerly line of the parcel of land described in said Book 3899 Page 231; Thence North 74°02'51" East 10 feet on the prolongation northwesterly of the southerly line of the parcel of land described in said Book 3899 Page 231 to the point of beginning.

Said described easement parcel is for use of pavement and gravel parking area as existing. Said easement includes the right to maintain said gravel and pavement, and for snow removal and storage. Said pavement or gravel limits are not to be extended or enlarged.

Easement for Drain Line:

An easement for a drain pipe for use as a foundation or under drain and to discharge the same onto land of Arlyne Sacks. The easement shall be limited to the location of the pipe. The easement includes the right to enter upon said land of Arlyne R. Sacks with personnel and equipment for maintenance of said pipe and discharge area. The grantor reserves the right to relocate the said drain pipe and or divert the flow of water from said drain pipe at no cost to the grantee.

Said easements are more particularly shown on Plan of Property of Elm Plaza Corporation, Atrium Motel, 330 Main Street, Waterville, Maine, by Paul H. Ruopp Jr., PLS, dated 10 March 2000. Further reference being made to said plan and survey by Paul H. Ruopp Jr., PLS, as part of this description, as part of this

Said easements are situated on the first parcel of land described in the conveyance to Arlyne R. Sacks recorded Book 2624 Page 215 Kennebec County Registry of Deeds.

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ATTEST: *Norma Ruth Munn*
 REGISTER OF DEEDS